

**ISLAND COUNTY CONSERVATION FUTURES PROGRAM  
APPLICATION FOR MAINTAINANCE AND OPERATIONS FUNDS  
DOUBLE BLUFF PARK**

**SUBMITTED BY THE  
ISLAND COUNTY PARKS DEPARTMENT**

**JAN M. vanMUYDEN  
PARKS SUPERINTENDENT**

**RECEIVED  
FEB 10 2016  
GEN SVCS ADMIN**

Project Title: Double Bluff Parking and Off Leash Area Site Plan and Proposed Improvements 2016

Project Sponsor:

Island County Parks

Project Sponsor Address:

Island County Parks P.O. Box 5000 Coupeville, Washington 98239

Project Contact Person:

Jan vanMuyden

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Project Location:

6331 Double Bluff Road

Freeland, Washington 98249

R 22923-105-3520 PID 602002 R22923-078-3270 PID 601995

R22923-056-2990 PID 57146

Owner:

Island County Parks Department

Proposed budget: \$ 25,000

\$ 8,000 for Parking and Off Leash Area Site Plan

\$ 10,000 for New Fencing

\$ 7,000 for Drainage Improvements

## Project Description:

Double Bluff Park is one of the most popular parks in the Island County Parks system. The parks popularity stems from its access to the beach, and the Off Leash Area. The current parking lot is not adequate for the numbers of parks users. If the parking lot is full the alternative is for users to park their cars on Double Bluff Road. Parking on Double Bluff Road creates its own set of safety concerns not only for park users, but also property owners. Part of this project seeks to develop a site plan to find alternatives for more parking at Double Bluff.

This Project also seeks to create a better entrance to the Off Leash Area. Currently parks users are mixed together at a very small entrance to the park. The entrance provides no separation between canines and humans which creates the potential for an incident. In off leash dog parks there are gates and fencing that help to eliminate these incidents. There are also small dog areas that are separated from the rest of the dog park. Part of this project seeks to develop a site plan to find alternatives to separate dog owners and non dog owners using the park.

The popularity of Double Bluff places a burden on the infrastructure of the park. The fencing that currently exists is in very bad condition. The fencing has been hit by cars, damaged by vandals, and corroded by the salt water environment. It is in need of replacement with a commercial grade of fencing that can withstand the constant forces found at Double Bluff.

The last part of this project is to correct a problem of drainage. The entrance to the park consistently fills with water, and because it is on asphalt with a sub soil hardpan. A pool usually forms at the entrance and extends to the bathrooms which are not conducive for parks users. Water from rain, the shower, fountain and dog wash has nowhere to run except to seek its lowest level which is at the entrance. This project also seeks to design and construct a drainage system that keeps the entrance dry, and will help eliminate a potential safety hazard.

ATTACHMENT B  
**ESTIMATED** PROJECT BUDGET  
 ISLAND COUNTY CONSERVATION FUTURES FUND  
 PROPOSED PROJECT APPLICATION

**PROJECT NAME=** Double Bluff Site Plan and Improvements      YEAR 2016

	Category	CFF	Other Funding Sources	Total Funding
Planning		\$	\$	\$
	Salaries and Benefits	-	-	-
	Consultants/Sub-Contracting	\$ 8,000	\$	\$
		-	-	-
	Goods and Services*	\$	\$	\$
		-	-	-
	Travel & Per Diem	\$	\$	\$
		-	-	-
	Other	-	-	-
	Total Planning	\$ 8,000	\$	\$
		-	-	-
Maintenance and Operations		\$	\$	\$
	Salaries and Benefits	-	-	-
	Consultants/Sub-Contracting	\$	\$	\$
		-	-	-
	Goods and Services*	\$	\$	\$
		-	-	-
	Travel & Per Diem	\$ 15,000	\$	\$
		-	-	-
	Other	\$	\$	\$
		-	-	-
	Total Maintenance / Operations	\$ 15,000	\$	\$
		-	-	-

Management &  
Administration

	\$ 2,000	\$	\$
Salaries and Benefits	-	-	-
Consultants/Sub-Contracting	\$	\$	\$
	-	-	-
	\$	\$	\$
Goods and Services*	-	-	-
	\$	\$	\$
Travel & Per Diem	-	-	-
	\$	\$	\$
Other	-	-	-
Total Management & Admin	\$2,000	\$	\$
	-	-	-

Equipment

Technology Capital Items*	\$	\$	\$
	-	-	-
	\$	\$	\$
Technology Supplies*	-	-	-
	\$	\$	\$
Equipment*	-	-	-
	\$	\$	\$
Other	-	-	-
	\$	\$	\$
Total Equipment	-	-	-

Property  
Acquisition

Fee Simple Acquisition Costs**	\$	\$	\$
	-	-	-
Conservation Easements Costs	\$	\$	\$
	-	-	-
	\$	\$	\$
Other Acquisition Costs	-	-	-
	\$	\$	\$
Total Acquisition Costs	-	-	-

	\$ 25,000	\$	\$
Total Budget	-	-	-

\* For all line items listed with "\*\*", please provided attached detailed list of items and costs

\*\*Does not include appraisal costs, survey, engineering or other technical services costs are "other acquisition costs"

The goal of this project is to develop a site plan for more parking, and off leash entrance area alternatives. Replace the fencing with a commercial grade product, and improve the drainage.

The project has three major objectives:

- Develop a site plan for more public parking and alternatives for the off leash area entrance
- Replace Fencing
- Improve drainage

Parking and Off Leash Area Site Plan: \$8,000.

A parking and off leash area alternative entrance site plan will be developed. This site plan will be used to identify possible additional parking and off leash entrances within Double Bluff Park.

Replace Fencing: \$10,000

The selection of high quality commercial grade fencing, not only will improve the look of the park, but will provide lower maintenance and replacement costs in the future. Fencing will also help to ensure that private property is not encroached upon and a safe environment is maintained for parks users.

Improving Drainage: \$7,000

The construction of a drainage system will help alleviate potential safety and health concerns. Make the entrance more appealing for park users, and keep the park ADA compliant.

All three of these objectives are important in keeping the Double Bluff Park a welcoming, and safe environment for the entire community to enjoy.

## MAINTAINANCE AND OPERATION PROJECT EVALUATION CRITERA

A ECOLOGICAL INTEGRITY: Degree to which the project reduces or eliminates a serious threat to ecological integrity, a developing ecological threat or invasive species threat.

N/A

B. HAZARD OR LIABILITY: Degree to which the project removes or eliminates a significant hazard or liability.

This current parking and off leash situation at Double Bluff poses a safety hazards not only to parks users but to vehicular traffic. Identifying where parking and off leash entrances could go can potentially reduce the liability challenges. Adding new fencing and drainage can also ensure a safer environment.

C.SPECIAL STATUS: Degree to which the project protects, restores, or enhances a species with special status.

N/A

D. HABITAT VALUES NOT PREVIOUSLY COVERED:

N/A

E. PUBLIC ACCESS: Degree to which the project increases or enhances public access to the property.

With the development of a site plan for more parking, and off leash entrance the public will be able to access Double Bluff Park, in greater safety for parks users. The property has already become a place for all members of the community to get out and enjoy the seashore. The site has seen an exponential increase in popularity as since it was opened in 1995. It will continue to draw locals and visitors on the island due to its proximity to the water and variety of opportunities to walk the beach, enjoy the tide pools, scenery and have a dog off leash. So it is incumbent to continue to improve Double Bluff and add amenities where possible.



#### F. MANAGEMENT PLAN:

Currently there is no site specific management plan in place for Double Bluff Park. The Parks Element of the Comprehensive Plan has an overall outline and strategies for management. Specifically Island County is moving toward a passive park infrastructure of which Double Bluff Park has the highest qualifiers.

G. SUPPORTED BY COMMUNITY PLANS: Degree to which the project is supported by one or more federal, state, regional, or local plans.

This project is supported by the Island County Parks and Recreation Element of the Comprehensive Plan. Double Bluff Park is a major draw from not only Island County, but also regionally. When the park was purchased it was supported by the community as a whole, and was welcomed as a great addition to the Island County Parks Department.

H. EXISTING INFRASTRUCTURE: Degree to which the project protects existing infrastructure vital to the property within the context of the CFF program.

Fencing and Drainage would protect the existing infrastructure such as signage, bathrooms. Kiosk, and hard surfacing such as the entrance and path to the beach.

I. DEVELOPS INFRASTRUCTURE: Degree to which the project provides new infrastructure vital to the property with the context of the CFF Program.

A possible new parking area,

A new off leash entrance will be developed

New fencing and improved drainage.

J. LONG TERM VIABILITY: Degree to which, in the long term, the result of this project can be reasonably managed, and will remain viable.

The long-term manageability of this project is very high. The parking infrastructure if developed will be long lasting; the fencing will have a long life expectancy as will the drainage. All the other existing amenities are in very good physical condition. Once the initial work is accomplished, the maintenance required will be done by Island County Parks Staff. We will be able to ensure that Double Bluff Park will continue to serve the public for many years to come

K. OTHER RESOURCES: Degree to which the program utilizes matching funds or additional resources not from the CFF Program.

Island County Parks Staff, Fetch (Free Exercise Time for Canines and Humans) and the Adopt- a- Park program can and will continue to help with ongoing site management.

L. PUBLIC OWNERSHIP:

The Double Bluff Park is owned in FEE SIMPLE public ownership with island County Parks as owner.



# Island County Parcel Viewer Map

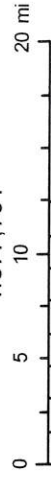


February 10, 2016

 City Limits

 Quarter Sections

1:577,791

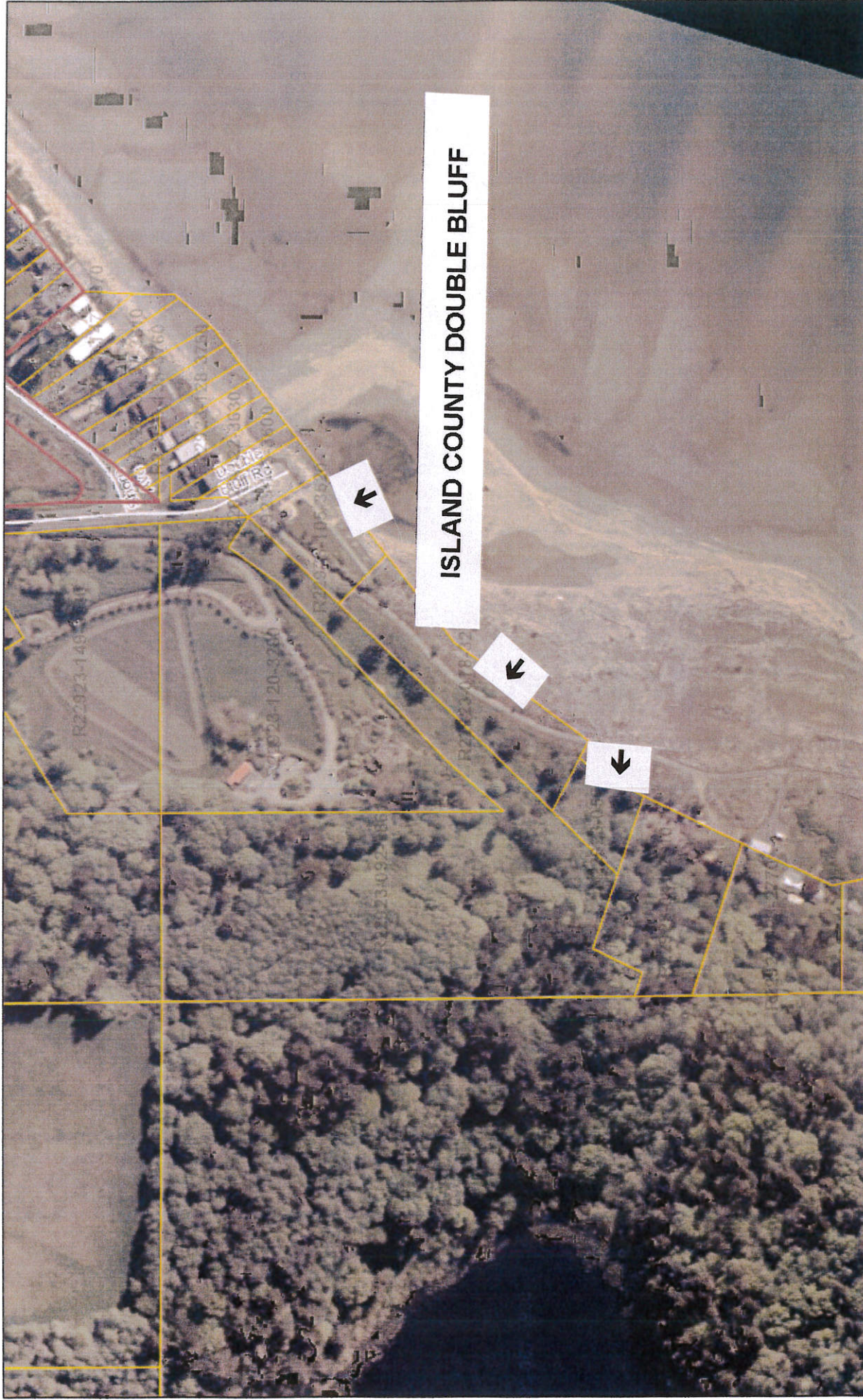


Island County  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Island County Parcel Viewer Map Export  
DO NOT USE AS A LEGAL DOCUMENT, ACCURACY NOT GUARANTEED



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February 10, 2016

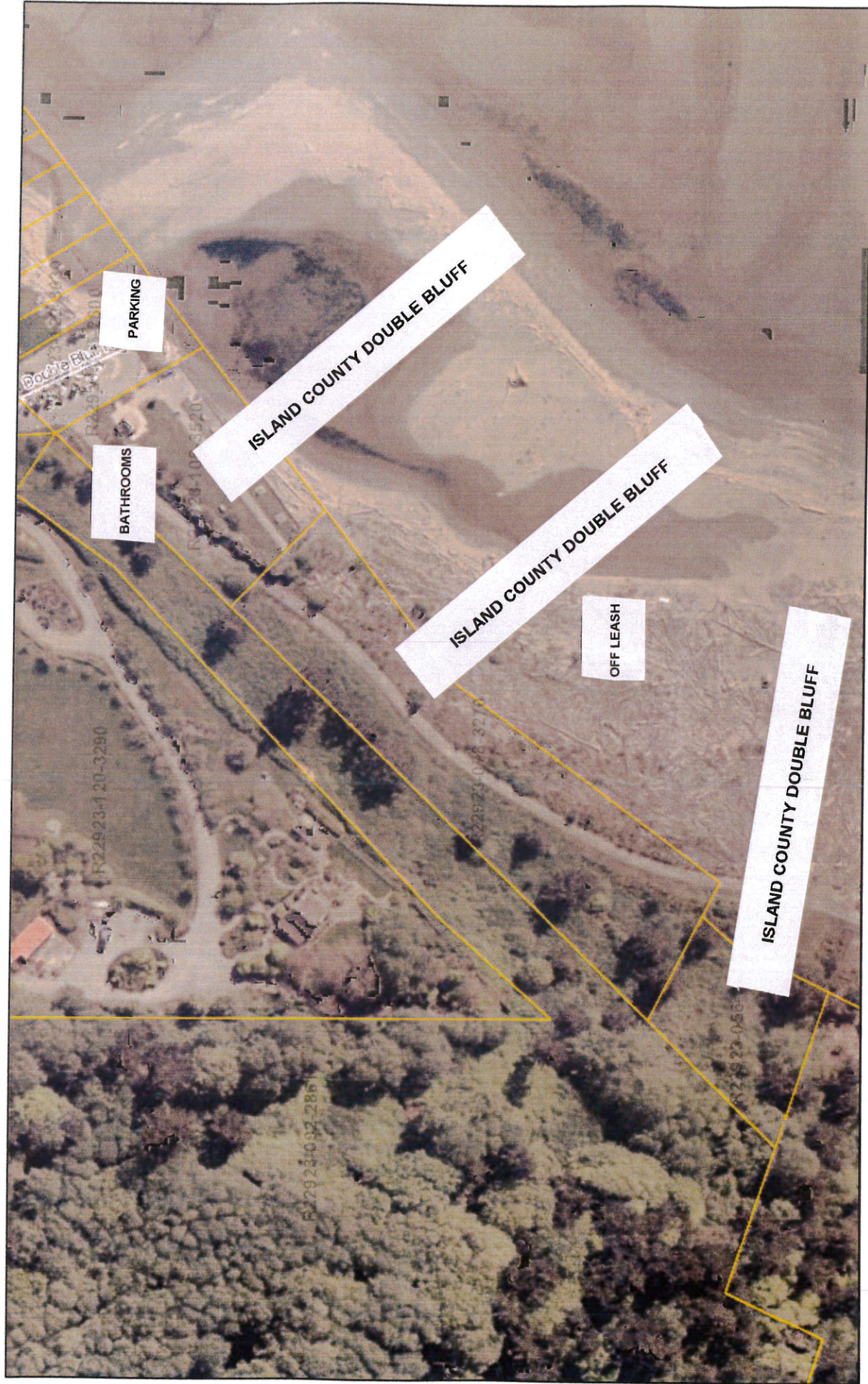
- |              |             |                  |                        |         |
|--------------|-------------|------------------|------------------------|---------|
| <b>Plats</b> | Condo       | Parcels          | <b>Roads</b>           | Local   |
| Plat         | City Limits | Quarter Sections | Highway                | Private |
|              |             |                  | Collector and Arterial |         |

1:4,514  
0 0.0375 0.075 0.15 mi  
0 0.05 0.1 0.2 km

Island County  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus



# Island County Parcel Viewer Map



February 10, 2016

- |                  |                        |         |              |       |
|------------------|------------------------|---------|--------------|-------|
| <b>Plats</b>     | Condo                  | Parcel  | <b>Roads</b> | Local |
| Plat             | City Limits            | Highway | Private      |       |
| Quarter Sections | Collector and Arterial |         |              |       |

1:2,257

